

PLANNING AND ZONING COMMISSION  
STAFF REPORT

April 16, 2009



**Street Abandonment SC 09-04: The District**

**LOCATION:** a 5-foot wide and 400-foot long segment of East 27<sup>th</sup> Street right-of-way between Regent and Texas Avenues and in Bryan, Brazos County, Texas

**APPLICANT(S):** The District (John McBeth)

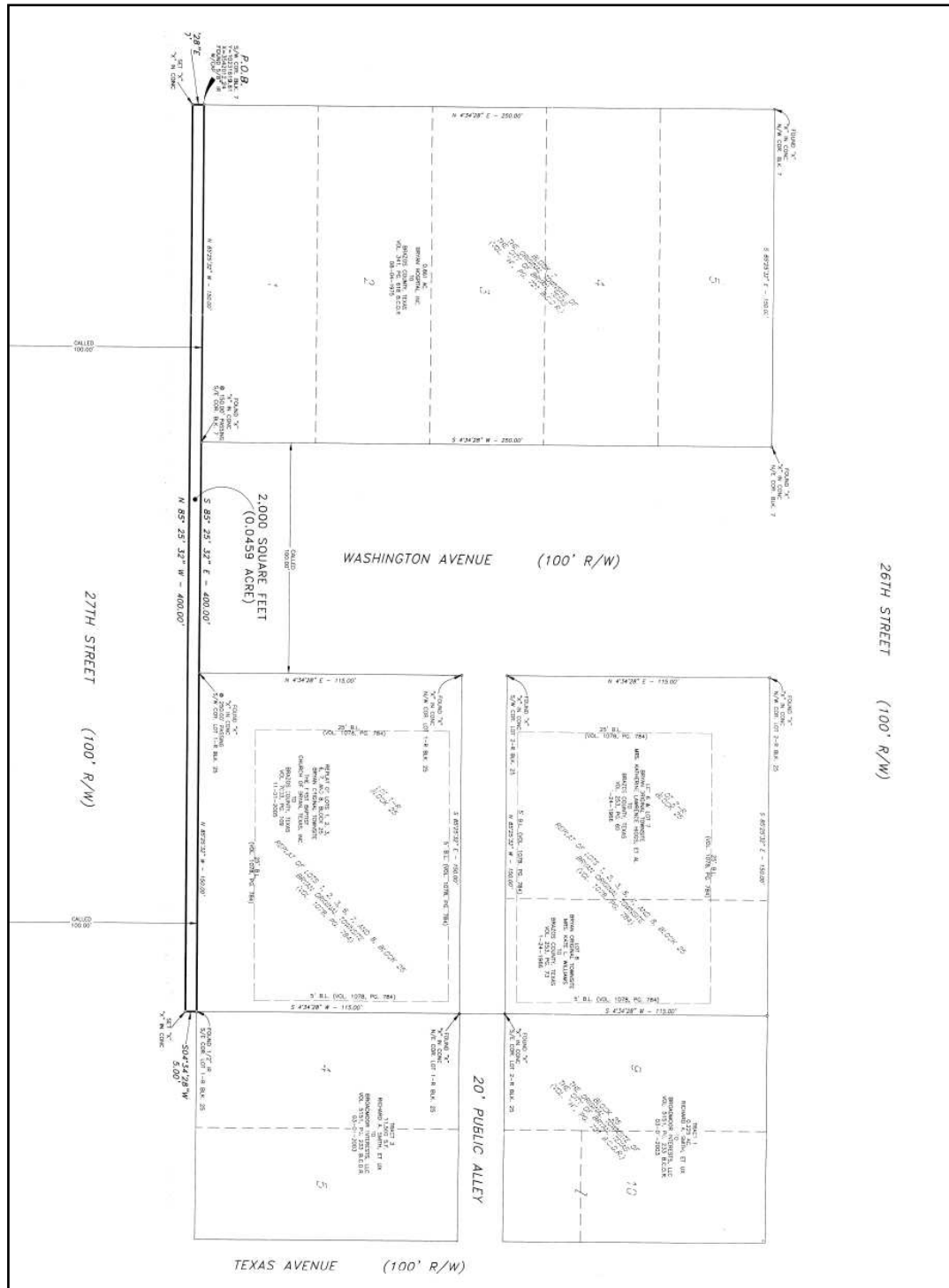
**AGENT:** Powers Brown Architecture (Nazir Khalfe)

**STAFF CONTACT:** Julie Fulgham, Project Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested right-of-way abandonment, **subject to** a condition. Please see page three of this staff report for a more detailed description of staff's recommendation.



# **SURVEY:**



## **BACKGROUND AND ANALYSIS:**

The applicants, The District, are requesting the abandonment of a 5-foot wide and 400-foot long segment of East 27<sup>th</sup> Street right-of-way between Regent and Texas Avenues. This request is one of three requests scheduled for consideration by the Planning and Zoning Commission on April 16, 2009 to abandon public rights-of-way in this vicinity to facilitate the planned development of property between East 26<sup>th</sup> and East 27<sup>th</sup> Streets with a multi-storied parking garage.

East 27<sup>th</sup> Street is classified on Bryan's Thoroughfare Plan as a local street, for which current development standards require only 50 feet of right-of-way. Right-of-way for East 27<sup>th</sup> Street between Regent and Texas Avenues is currently 100 feet wide. Therefore, abandoning a 5-foot portion of this right-of-way for East 27<sup>th</sup> Street should not adversely affect traffic or public utilities.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights-of-way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

## **RECOMMENDATION:**

The Site Development Review Committee and staff recommend **approving** the requested right-of-way abandonment, subject to the following condition:

- **that the requested abandonment of right-of-way not be completed until the City of Bryan has approved a formal replat encompassing all property which the applicants owns and/or will own after abandonment of this right-of-way.**

Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent land in the Bryan Original Townsite. This rearrangement of land now within this right-of-way is believed to have the most likely long-range public benefit.